093.0	0007	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	722,000 / 722,000
					USE VALUE:	722,000 / 722,000
					ASSESSED:	722,000 / 722,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		CHATHAM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NORDEN CARL E-ELIZABETH A
Owner 2:	TRS/NORDEN TRUST
Owner 3:	
Street 1:	40 CHATHAM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NORDEN CARL E-ELIZABETH A -
Owner 2:	-
Street 1:	40 CHATHAM ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,045 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Wood Shingle Exterior and 1920 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5045.000	322,100		399,900	722,000
Total Card	0.116	322,100		399,900	722,000
Total Parcel	0.116	322,100		399,900	722,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.04 | /Parcel: 376.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 61104
GIS Ref
GIS Ref
Insp Date 06/13/18

PREVIOUS ASSESSMENT

Parcel ID 093.0-0007-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	322,100	0	5,045.	399,900	722,000	722,000	Year End Roll	12/18/2019
2019	101	FV	247,100	0	5,045.	405,700	652,800	652,800	Year End Roll	1/3/2019
2018	101	FV	247,100	0	5,045.	302,800	549,900	549,900	Year End Roll	12/20/2017
2017	101	FV	247,100	0	5,045.	274,200	521,300	521,300	Year End Roll	1/3/2017
2016	101	FV	247,100	0	5,045.	262,800	509,900	509,900	Year End	1/4/2016
2015	101	FV	241,000	0	5,045.	222,800	463,800	463,800	Year End Roll	12/11/2014
2014	101	FV	241,000	0	5,045.	211,400	452,400	452,400	Year End Roll	12/16/2013
2013	101	FV	241,000	0	5,045.	201,100	442,100	442,100		12/13/2012

!7684!

PRINT

Date	Time
12/10/20	22:17:56

LAST REV

Date	Time
05/14/19	15:24:59

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7684

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NORDEN CARL E-E	40913-357		9/17/2003	Family	1	No	No		
	7673-392		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/22/2017	1077	New Wind	3,006	C				
7/9/2013	1038	Manual	6,475	C				
4/25/2008	403	Add Bath	14,000			G9	GR FY09	3/4 bath in bmt
3/6/2006	144	Redo Bas	10,000			G7	GR FY07	FOR STORAGE
5/25/2005	431	Manual	4,300					DEMO FRONT STOOPAN
12/22/2004	1202	Addition		C		G6	GR FY06	ADD 2ND FLR

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2018	MEAS&NOTICE	CC	Chris C
5/1/2014	External Ins	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
12/8/2008	Meas/Inspect	189	PATRIOT
6/13/2005	Permit Visit	BR	B Rossignol
2/26/2000	Inspected	197	PATRIOT
1/27/2000	Measured	263	PATRIOT
8/6/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	61104
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5045		Sq. Ft.	Site		0	70.	1.13	5									399,946						399,900	

Total AC/HA: 0.11582 | Total SF/SM: 5045 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,946 | Spl Credit | Total: 399,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33359373
Const Adj.:	0.98696071
Adj $ / SQ:	164.526
Other Features:	79000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	395705
Depreciation:	73601
Depreciated Total:	322104

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

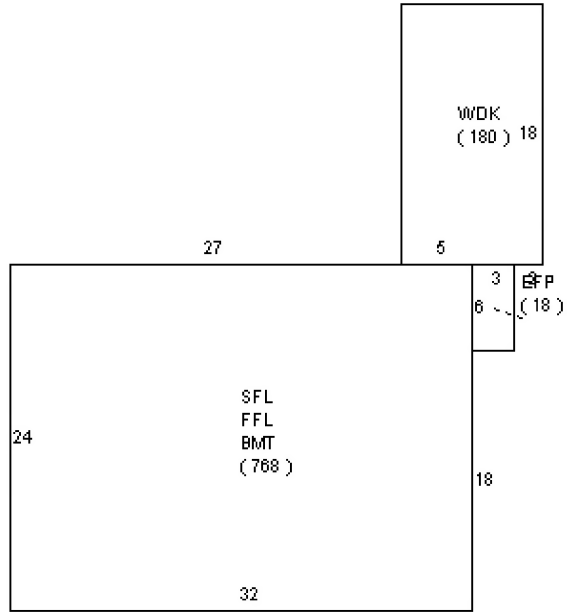
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	164.53
Special Features:	0	Val/Su Net:	128.74
Final Total:	322100	Val/Su SzAd	209.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	78.970	60,651
FFL	First Floor	768	164.530	126,356
SFL	Second Floor	768	164.530	126,356
WDK	Deck	180	11.400	2,053
EFP	Enclos Porch	18	71.650	1,290

Net Sketched Area:	2,502			Total:	316,706
Size Ad	1536	Gross Are	2502	FinArea	1920

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

093.0-0007-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	